

Mayor
JOE L. PICCOLO
City Attorney
NICK SAMPINOS
City Recorder
SHERRIE GORDON
City Treasurer
SHARI MADRID
Finance Director
LISA RICHENS



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-7263
www.pricecityutah.com

City Council
WAYNE CLAUSING
RICK DAVIS
KATHY HANNA-SMITH
LAYNE MILLER
MILES NELSON

PUBLIC NOTICE OF MEETING

Public notice is hereby given that the City Council of Price City, Utah, will hold a Regular Meeting in the Council Chambers, 185 East Main, Price, Utah, at 5:30 PM on 10/28/2015. The Mayor reserves the right to modify the sequence of agenda items in order to facilitate special needs.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. PUBLIC COMMENT
4. COUNCILMEMBERS REPORT
5. FILL MID-TERM VACANCY ON PRICE CITY COUNCIL - In harmony with Utah Code, interview and appoint a person from the submitted and qualified nominees to fill the subject vacancy. The appointment will expire on the first Monday of January 2018.
6. EAGLE SCOUT PROJECT REQUEST - Douglas Laursen with Troop 296 of the Boys Scout of America. Request to install backboards at the Price City tennis courts and a donation of \$1,500 towards the project.
7. REVOCATION OF BUSINESS LICENSE - Consideration and hearing on and possible revocation of a business license for Blue Mountain Auto Sales, LLC.
8. REAL PROPERTY SALE - Consideration and possible approval of the sale of approximately 2 acres of real property owned by Price City, based on the results of the surplus and bid process, located at 75 E 500 N, to Richard Nuffer, Beehive Homes.
9. AUTHORIZE SUSPENSION OF THE BENEFIT EXTENSION PROGRAM SPECIFIC TO GARY SONNTAG AND HIS ELIGIBLE DEPENDENTS - Consideration and possible approval to seek and implement suspension of post-retirement medical and dental benefits under the Price City Benefit Extension Program without creating permanent ineligibility under the policy; in accordance with the attached Memo to Council dated October 22, 2015 (copy attached).

PLANNING AND ZONING COMMISSION -

10. CONDITIONAL USE PERMIT -
 - a. SITE PLAN AMENDMENT - Consideration and possible approval of site plan amendment for Intermountain Farmers (IFA) located at 240 W 100 N within the Commercial 1 zoning district.

CONSENT AGENDA

11. MINUTES
 - a. October 14, 2015 City Council Meeting
12. PRICE CITY FIRE DEPARTMENT - Consideration and possible approval to advertise and fill two vacant firefighter positions.
13. APPLICATION FOR PERMANENT CHANGE OF WATER - Consideration and possible approval to submit Change of Diversion Application for City's water rights: 91-341, 91-349, and 91-373. Approval by State would allow City to collect water under all three existing rights from the Colton

- Springs, both PacificCorp well locations, and the Water Treatment Plant.
14. PRICE RIVER TRAIL RESTROOM (2C-2015)—Consideration and possible approval of final payment to Nelco Contractors for site preparation for precast restroom. Original contract amount: \$18,193.25; Change order #1: \$4,531.42; Final contract amount: \$22,724.67. Partial payment #1: \$18,357.87; Final Payment: \$4,366.80. Total payments: \$22,724.67.
 15. TOWN SQUARE PERIMETER PROJECT (Project 3C-2013)—Consideration and possible approval of UDOT Consultant Services Local Government Contract Modification with Jones and DeMille Engineering to adjust reimbursement allowances. Contract amount for Construction Engineering Management increased by \$329.29 to new total of \$56,079.54. (Budgeted).
 16. CANAL VEGETATION OVERGROWTH REMOVAL AND HERBICIDE APPLICATION, PROJECT #19C-2015 - One bid, Castle Valley Landscaping, bid amount = \$9,883.00; Budgeted SDU, recommend award.
 17. BOOM AND BUSH CUTTER - One bid, Honnen Equipment, Project # 4E2015, Bid = \$17,016.00, Budgeted Class C Roads, recommend award.
 18. DESERET WAVE POOL - Consideration and possible approval to donate the pool tarp to the USU-Eastern baseball team. This tarp will be replaced by a new one along with the new bubble. The baseball team helps every year with the set-up and take-down process. They will use the tarp to cover their field.
 19. HOPE SQUAD OF CARBON AND EMERY COUNTIES - Consideration and possible approval of placing a sign in the Peace Garden. The sign announces "The Third Annual HOPE FESTIVAL" which is free to the public on December 4th. The sign will be placed early November through December 5, 2015.
 20. ADOPT-A-STREET APPLICATION AND AGREEMENT - Consideration and possible approval for The Boys & Girls Club of Carbon County to adopt Main Street from 100 West to 700 East, beginning November 1, 2015 and ending December 31, 2017.
 21. BUSINESS LICENSE - Consideration and possible approval of a business license for Building Blocks Daycare & Preschool at 742 North 500 East.
 22. TRAVEL REQUEST - Miles Nelson, OSHA Safety-Utah LTAP, November 9-10, 2015, St. George, UT.
 23. COMMITTEES
 - a. WATER RESOURCES
 - b. EMERGENCY PLANNING
 - c. COMMUNITY PROGRESS - CULTURE CONNECTION
 - d. INTERNATIONAL DAYS
 24. UNFINISHED BUSINESS
 - a. Recycling

I, Sherrie Gordon, the duly appointed and acting Recorder for Price City, hereby certify that the foregoing City Council Agenda was emailed to the Sun Advocate. The agenda was also posted in City Hall, the City's website at www.priceutah.net, and on the Utah Public Meeting Notice Website <http://www.utah.gov/pmn/index.html>. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact Sherrie Gordon at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

October 20, 2015

Price City Mayor and City Council
185 E. Main Street
Price, Utah 84501

Dear Mayor and City Council members,

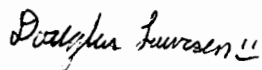
My name is Douglas Laursen and I am an Eagle Scout candidate. For my Eagle Scout Project, I would like to install tennis court practice backboards at the new Price City Tennis Courts. I have been in contact with Gary Sonntag who has checked with the company who built the tennis courts to see if backboards would work with their design. Mr. Sonntag learned that the backboards would work, that the fence would hold the weight of the backboards and wind would not be a problem having the backboards installed on the fence.

I would like to be put on the Price City Council meeting agenda for October 28, 2015. I would like to present my project idea to the Mayor and City Council members and request some assistance with some of the funding of my project.

I've done some research and learned that a business in Salt Lake City sells the backboards I'd like to purchase and install. There are two types of backboards that I would like to install at the tennis courts. One style is an 8X8 Curved Backboard and the cost is \$1806.00. The other style is a Bakko Economy Flat Series and the cost is \$1403.00. The total amount for these two backboards is \$3,209.00 plus up to \$500 in shipping costs. I'm checking with the Tennis Court Supply Company to see if they will offer a discount for the cost of the backboards and/or the shipping charges.

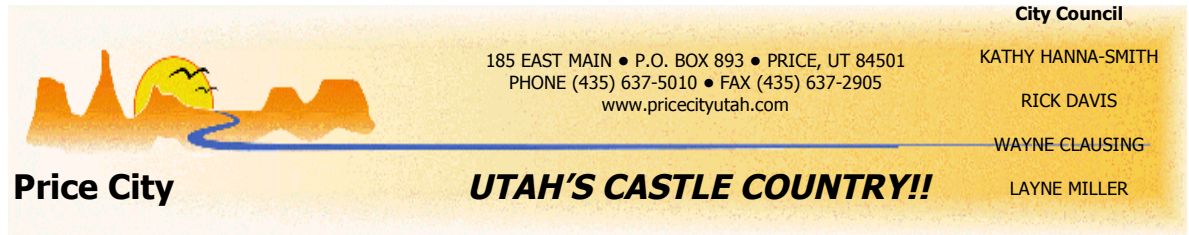
I would like to ask Price City for a \$1500 donation to assist me in purchasing these backboards. These backboards would be a wonderful addition to the new tennis courts.

Thank you for your consideration,



Douglas Laursen
Eagle Scout Candidate

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Finance Director
LISA RICHENS



**PRICE CITY
CITY COUNCIL MEETING
AGENDA DOCUMENTATION**

Preparation Date: 10-22-15	Submitting Department: Community Development
Meeting Date: 10-28-15	Department Director: Nick Tatton
	Presenter: Sherrie Gordon and/or Christopher Burton
Regarding: Revocation of Business License – Blue Mountain Auto Sales; Christopher Burton	

Subject:	Revoke Business License Issued due to non-compliance
Purpose Statement:	Sale of real property owned by Price City requires specific and affirmative action by the Price City Council.
Background &/or Alternatives:	<p>Mr. Burton was issued a business license on 9-9-15, license number 3173, for an auto dealership called Blue Mountain Auto Sales, LLC. He was receiving application assistance from Mr. Dustin Heugly. The license was issued contingent upon the following requirements to be completed within 30 days: (1) submit copy of dealer bond; (2) complete safety inspection of physical property with building inspector and fire chief; (3) no sign installation without review and approval. Further the license contained the following restrictions: (1) no auto service at the location; (2) no inoperable motor vehicles at the location.</p> <p>Mr. Burton has not complied with the conditions and the only contact with the business is through Mr. Heugly.</p>
Attachments:	<ol style="list-style-type: none"> 1. Copy of business license issued. 2. Copy of police chief report.
Fiscal Impact:	None.
Staff Impact:	None beyond existing duties.
Legal Review:	Mr. Sampinos has reviewed the proposed revocation and has approved the process.
Recommendation:	It is the recommendation of staff that the business license be revoked.
Suggested Motion(s):	<ol style="list-style-type: none"> 1. Move to revoke business license # 3173, Blue Mountain Auto Sales, LLC., Mr. Christopher Burton, based on Section 11-3-3 of the Price City Business License Code, 1986, issued on 9-9-15, finding that the conditions of approval (copy of dealer bond; site inspections, signage) have not been completed as required.
Other Comments:	License may be re-applied for should the applicant choose to do so. The Conditional Use Permit will remain in place and active unless a condition of non-compliance is present.



P. O. Box 893 Price, Utah 84501

To: BLUE MOUNTAIN AUTO SALES, LLC
1375 SOUTH 100 EAST
PRICE UT 84501

2015 Price City Business License

Type of Business: GENERAL BUSINESS LICENSE

Name: CHRISTOPHER R. BURTON

Location: 1375 SOUTH 100 EAST

License No: 3173

Date Issued: 09/10/2015

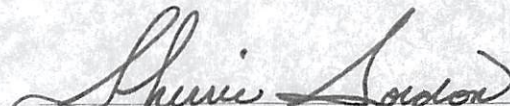
License Period: 09/01/2015
12/31/2015

Fee: 100.00



NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

The below named person or firm is hereby granted a license to do business as stated below in Price City, Utah, subject to provisions of the Business Licensing Code of Price City, 2007 and subsequent amendments relating to business license for the period indicated.


City Recorder, Sherrie Gordon

THIS LICENSE IS NON TRANSFERABLE
PLEASE POST LICENSE IN A LOCATION VISIBLE TO THE PUBLIC

COPY

Price Police Department

Kevin R. Drolc
Chief of Police

910 North 700 East • Price, Utah 84501
(435) 636-3190 • FAX (435) 637-1888

Joe L. Piccolo
Mayor

October 22, 2015

Nick Tatton
Price City Hall
185 East Main
Price, UT 84501

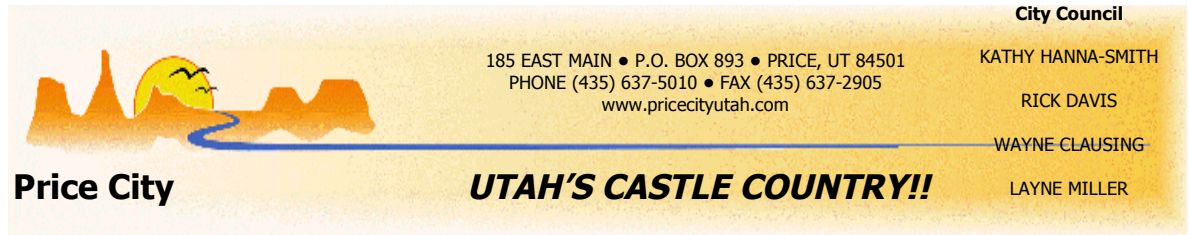
I have reviewed the business license details for Blue Mountain Auto Sales, LLC, at 1375 South 100 East in Price, Utah. I have found them to be out of compliance with their Planning and Zoning agreement.

Sincerely,



Chief Kevin R. Drolc

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Finance Director
LISA RICHENS



**PRICE CITY
CITY COUNCIL MEETING
AGENDA DOCUMENTATION**

Preparation Date: 10-9-15	Submitting Department: Community Development
Meeting Date: 10-28-15	Department Director: Nick Tatton
	Presenter: Nick Tatton
Regarding: Sale of Real Property	

Subject:	Sale of Real Property to Beehive Homes
Purpose Statement:	Sale of real property owned by Price City requires specific and affirmative action by the Price City Council.
Background &/or Alternatives:	Several years ago Price City undertook a process to follow the real property management policy and consider sale of approximately 2 acres of property formerly occupied by out of service water tanks into the private sector. The water tanks were removed and the process was followed. The property was reviewed, declared surplus and bids for purchase were solicited. At that time only 1 bid was received and earnest money was paid for an option to purchase. The option expired and the earnest money was retained by Price City. The opportunity to sell the property into the private sector, for the same land use – an assisted living facility, has become available again. The property was again offered for sale and sealed bids accepted. Only 1 bid was again received, from Beehive Homes, Mr. Richard Nuffer.
Attachments:	1. Copy of bid advertisement and bid received.
Fiscal Impact:	Direct \$50,000 to Price City-restricted for use to improve other real property parcels. Potential indirect benefit of annual property tax and economic development created by the operation.
Staff Impact:	None beyond existing duties.
Legal Review:	Mr. Sampinos has reviewed the policy, the procedure and the transaction contemplated and has approved.
Recommendation:	It is the recommendation of staff that the purchase offer of \$50,000 be accepted and the sale approved and staff be directed to administer and close the sale and related matters necessary to complete the transaction.
Suggested Motion(s):	1. Finding that the real property sale process and bid procedure was followed, approve the sale of approximately 2 acres of real property in the vicinity of 75 E 500 N currently owned by Price City to Richard Nuffer, Beehive Homes, for \$50,000 due at closing. Sale to be contingent upon purchaser paying all costs associated with sale closing and completion of a development agreement whereby the

	<p>purchaser agrees to imminent private development of the property and minimum FTE employment levels at the project.</p> <ol style="list-style-type: none"> 2. Move to authorize staff to complete the necessary work and transaction and related matters necessary to finalize the sales as approved. 3. Move to authorize the Mayor and City Recorder to sign the necessary documents to complete the sale.
Other Comments:	<p>Final transaction document copies to be provided to City staff and officials upon completion.</p> <p>Final property sale will most likely be handled by a local title company and transferred by way of a warranty deed or special warranty deed.</p> <p>Final sale will also include the retainage of any necessary utility easements for public infrastructure in the area (water line, PRV, electric line).</p>

9/11/2015

RE: Property Purchase
PARCEL ID#01-1783-000X



To Whom it May Concern,

Beehive Homes of Price would like to formally present their offer to purchase the property located at approximately 75 E 500 N, parcel ID#01-1783-000X. We propose the construction of a new Beehive Homes facility to be constructed on the site. The new home will be an Alzheimer's facility and will create approximately 15 new full time jobs.

Beehive would like to submit a formal offer of \$50,000 for the property. Please also find the plans and conditional use permit application included.

If there are any questions, please contact Richard Nuffer at 801) 893-2503, rnuffer@beehivehomes.com or at PO Box 129, Elmo, UT 84521

Sincerely,

A handwritten signature in blue ink, appearing to read "RNuffer", with a long horizontal line extending to the right.

Richard Nuffer

REAL PROPERTY PURCHASE-SEALED BIDS ACCEPTED

PRICE CITY WILL BE ACCEPTING SEALED BIDS TO PURCHASE FROM PRICE CITY REAL PROPERTY LOCATED AT APPROXIMATELY 75 E 500 N, PARCEL ID#01-1783-000X. BIDS MUST BE SUBMITTED TO THE PRICE CITY RECORDER AT 185 EAST MAIN STREET, P.O. BOX 893, PRICE, UTAH, 84501 PRIOR TO 4PM ON WEDNESDAY, SEPTEMBER 30, 2015. PRICE CITY MAY ACCEPT OR REJECT ANY BID RECEIVED FOR ANY REASON.

PUBLISHED IN THE SUN ADVOCATE SEPTEMBER 17, 24, 2015



MEMORANDUM

TO: Mayor, City Council

FROM: John Daniels

Distributed via email
10/22/2015 by J. Daniels

DATE: October 22, 2015

SUBJECT: Gary D. Sonntag – Suspend PEHP Medical and Dental Insurance Coverage

Executive Summary

I recommend that Price City formally request that Public Employees Health Plan (PEHP) suspend medical and dental insurance for Gary Sonntag and his wife Pauline for approximately twelve months during their service as missionaries in Canada for their church. During this suspension, Price City and the Sonntags will not be charged a premium and the Sonntags will not be able to file medical and dental claims. This suspension will save Price City approximately \$1,125 per month or \$13,500 per year as the employer portion of medical and dental insurance.

Detail

Gary D. Sonntag is retiring effective November 1, 2015 from Price City employment. On November 9, 2015 he and his spouse Pauline will begin missionary service for his church. He will be serving in Canada. According to our policy, Gary and Pauline qualify for post-retirement medical and dental insurance from PEHP at a cost to Price City of \$1,123.44 or \$13,481.28 per year. The Sonntag's church, The Church of Jesus Christ of Latter-Day Saints recommended and the Sonntags purchased medical insurance to cover them while they reside in Canada. The differences between the healthcare system in the United States, Utah networks and the Canadian healthcare system could result in PEHP insurance being superfluous. In other words Price City could pay more than \$13,000 for no value. Gary Sonntag has requested that if it is possible without losing his eligibility for PEHP coverage under Price City's Benefit Extension Policy (Section XVII Part 8) that he suspends his PEHP coverage during his mission. This suspension would mean he could not file claims for the period covering his suspension and neither he nor the City would pay their share of premiums. Following his mission on or about December 2016 or no later than 30 days preceding or following his repatriation to the United States, he would resume his PEHP insurance according to our policy.

Based on discussions I have had with Mr. Kurt Murray, PEHP Client Services Manager, PEHP may be willing to suspend the medical and dental insurance as described.

Recommendation

I recommend that the City Council specifically authorize the suspension of PEHP medical and dental coverage under the Benefit Extension Program of Price City for Gary Sonntag and his eligible dependent Pauline Sonntag for the approximately 12 month period of their missionary service outside the United States; and approve their enrollment in the insurance according to the policy of PEHP and Price City following their mission, no later than 30 days before or 30 days

following their repatriation to the United States. Furthermore, authorize staff to create and submit the documents necessary to request and obtain approval from PEHP and implement the suspension and renewal of insurance.

I intend to place this issue on the October 28, 2015 City Council agenda.
Please contact me if you have questions regarding this issue.

Cc: Dana Young – Benefits Specialist
Nick Sampinos – City Attorney
Lisa Richens – Director Finance
Gary Sonntag – Employee

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: AMENDED SITE PLAN
TO INCLUDE ADDITIONAL OUT-BUILDING,
LOCATED AT 240 W 100 N, WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR A SITE PLAN AMENDMENT FOR THE INTERMOUNTAIN FARMERS (IFA) BUSINESS LOCATED AT 240 W 100 N WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and IFA, regarding the conditions of land use associated with A SITE PLAN AMENDMENT FOR THE INTERMOUNTAIN FARMERS (IFA) BUSINESS LOCATED AT 240 W 100 N WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT as it is associated with IFA.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and IFA, (Applicant), for the property located at 240 W 100 N.

Term: the term of this agreement commences on OCTOBER 26, 2015 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Completion of a land parcel assembly-lot line adjustment plat and recording with the Carbon County Recorder finding that the site consists of multiple parcels of land that must be combined to accommodate the site plan amendment.
- Development of the site plan, as submitted and amended herein, including the following elements finding that development consistent with approved site plans mitigates development misunderstandings.
 - No additional buildings or sutures authorized that are not represented on the amended site plan.
 - Exterior site and yard area lighting to be high efficiency LED fixtures and angled, shielded or on timers to avoid light transference to neighboring residential properties.
 - Site fencing maintained to prevent unauthorized access to site.
 - No new or additional business signage without prior submission of sign plan and sign plan approval by Price City Planning Department.
 - Garbage collection frequency to eliminate the potential for accumulations of garbage, rubbish or debris and wind scatter.
 - No on-street parking identified or permitted to serve site.
- Procurement of a Price City building permit and all construction activity to take place under the auspices of the building permit and building inspection finding that properly permitted and inspected commercial construction protects the health, safety and welfare of the community
 - Construction to comply with all building and fire safety requirements set forth by the Price City Building Inspector and Price City Fire Chief.
- Completion of a storm water management plan and concurrence with the storm water management plan by the Price City Engineer and compliance with all storm water management recommendations provided by the Price City Engineer finding that properly managed storm water flows prevent flooding and protect the health safety and welfare of the community.
- Notification of surrounding property owners within 300 feet of development of pending development and time-line finding that neighborhood notification mitigates development misunderstandings and facilities development.
- No violations of the Price City Property Maintenance Code at the site or structures finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated pursuant to Section 10.3.2.4 of the Code, Childcare, Nursery or Preschool, and the administrative approval therein authorized.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Chair

DANIEL THATCHER, IFA MANAGER

ATTEST:

Sherrie Gordon, City Recorder

Minutes of the Price City Council Meeting
City Hall
Price, Utah
October 14, 2015 at 5:30 p.m.

Present:

Mayor Piccolo

Councilmembers:

Kathy Hanna-Smith

Layne Miller

Wayne Clausing

Rick Davis

Kevin Drolc-Chief of Police

Nick Sampinos-City Attorney

John Daniels-Human Resources Director

Miles Nelson-Public Works Director

Lisa Richens-Finance Director

Nick Tatton-Community Director

Sherrie Gordon-City Recorder

Excused Absence: Bret Cammans-Customer Service

Present: Gary Sontag, Easton Horsley, Kimberly Horsley, Tonya Jones, Anthony Jones, Boyd Bradford, Noah Bradford, Melody Bradford, R. Chantz Richens, Sam White, John Procarione, Carmela Procarione, Max Lancaster, Anthony Paul, and Todd Richardson

1. Mayor Piccolo called the regular meeting to order at 5:30 p.m. He invited Boy Scouts Noah Bradford from Troop #298, Boyd Bradford from Troop #298, Easton Horsley from Troop #297, Max Lancaster from #Troop #281, and Anthony Jones from Troop# 296, to lead the Pledge of Allegiance.

2. Roll was called with the above Councilmembers and staff in attendance.

3. PUBLIC COMMENT –

Boy Scout Anthony Jones from #Troop 296 thanked the Mayor and City Council for their support of his Eagle Scout Project. Mr. Jones removed landscape rocks from the front entrance of the USU-Eastern baseball field owned by Price City. He then filled the space with concrete and disposed of the rocks. Mayor and City Council thanked Mr. Jones for a job well done.

John Procarione was recognized for his 25 years of service with Price City. Mr. Procarione thanked the Mayor and City Council for their acknowledgement.

4. COUNCILMEMBERS REPORT – The Councilmembers presented an update on the activities and functions in which they have participated since the last Council meeting.

Save-the-Date:

October 23, 2015 - Price City Mural Open House, 5:00-7:00 P.M.

November 5-6, 2015 - Utah State University Eastern Business Conference

Mayor Piccolo recognized Gary Sonntag, retiring Public Works Director, for all of his dedication and accomplishments with Price City.

5. LOWER ELEVATION RESERVOIR PROJECT ADDENDUM #07-15 A-1 - Jones & DeMille Engineering additional geotechnical engineering services at potential project site.

Per a letter from Jones & DeMille Engineering, based on the site visit and preliminary observations by the geotechnical engineer, the Warehouse Canyon site could be a feasible site in terms of site access and earthwork construction. However, there are some additional questions regarding this site. As stated by Gerhart Cole, “the base of the Warehouse Canyon site is in the Mancos Formation. Materials from this formation can be problematic and often exhibits a significant swell potential. Given this concern, an understanding of the suitability of onsite materials will play a role in selecting the preferred reservoir site from a geotechnical/geologic and construction perspective.”

MOTION. Councilmember Davis moved to approve Jones & DeMille Engineering additional geotechnical engineering services. Motion seconded by Councilmember Hanna-Smith and passed.

6. BACKHOE DAMAGE, UNIT 5906, WATER & SEWER DEPARTMENT - 19 year old Case backhoe diagnosed with serious fatigue crack in the boom preventing use. Permission sought to repair or replace.

The Case backhoe was diagnosed with a crack in the rear digging boom attachment by the City fleet mechanics. The boom cannot be repaired and needs to be fully replaced. The cost of the rear boom arm section is \$7,000 and the installation by a heavy equipment mechanic contractor is estimated at approximately \$2,000 to \$3,000. A potential lease option for two backhoes was discussed, cost of about \$1,000 per year each (Option 5).

MOTION. Councilmember Clausen moved to approve Option 5 and enter into two 300 hour backhoe lease agreements and to surplus and sell the old backhoe. Motion seconded by Councilmember Davis and passed.

7. RESOLUTION NO. 2015-21 – A resolution authorizing not more than \$800,000 water and sewer revenue bonds, to finance water and sewer system improvements; providing for the publication of a Notice of Public Hearing and bonds to be issued; fixing the maximum aggregate principal amount, maturity, interest rate and discount of the bonds; providing for the running of a contest period; and related matters.

MOTION. Councilmember Miller moved to approve Resolution 2015-21. Motion seconded by Councilmember Clausen and passed.

CONSENT AGENDA – Councilmember Hanna-Smith moved to approve consent agenda items 8 through 13. Motion seconded by Councilmember Miller and carried.

8. MINUTES
 - a. September 30, 2015 City Council Meeting
 - b. October 2, 2015 City Council Workshop
9. BUSINESS LICENSES - Consideration and possible approval for a business license for Tractor Supply Company #2018 at 1277 East Main Street.
10. CITY AUDIT - Consideration and possible approval for an agreement with Smuin, Rich and Marsing for the financial audit ending June 30, 2015, and the Mayor to sign the agreement on behalf of the City.
11. ADOPT-A-STREET APPLICATION AND AGREEMENT - Consideration and possible approval for Utah State University Eastern (Greg Dart) to adopt 300 E and 400 E Main Street North to Campus, beginning September 14, 2015 and ending September 2017.
12. EASY PROGRAM REIMBURSEMENT - Consideration and possible approval of an EASY Program reimbursement to Tolley Toddlers Daycare at 350 N 400 E for tangible property improvements to public infrastructure.
13. TRAVEL REQUESTS - Consideration and possible approval for travel for:
Officer Ralph Vose - Price City Police Department, Arbinger Training, October 26-27, 2015, Salt Lake City, UT.
Fire Chief Paul Bedont - Price City Fire Department, State Fire Chiefs and State Fire Marshals meetings and State Winter Fire School, January 6-9, 2016, St. George, UT.
Five (5) Firefighters - Price City Fire Department, State Winter Fire School, January 8-9, 2016, St. George, UT.
14. COMMITTEES – Updates presented.
 - a. WATER RESOURCES
 - b. EMERGENCY PLANNING
 - c. COMMUNITY PROGRESS - CULTURE CONNECTION
 - d. INTERNATIONAL DAYS

15. UNFINISHED BUSINESS -

- a. Recycling – Councilman Davis reported that aluminum can recycling receptacles will be placed at Washington Park and at Dino-Mine Park by the Green Team.

The regular City Council meeting was adjourned at 6:37 p.m. by Mayor Piccolo, pursuant to the motion by Councilmember Davis.

APPROVED:

ATTEST:

Joe L. Piccolo, Mayor

Sherrie Gordon, City Recorder



LOCAL ENTITY COPY
UDOT CONSULTANT SERVICES
LOCAL GOVERNMENT CONTRACT MODIFICATION

STATE OF UTAH
 UTAH DEPARTMENT OF TRANSPORTATION
 ENGINEERING SERVICES
 2013-2016 LG POOL (DIRECT SELECT)
 COST PLUS FIXED FEE

EFFECTIVE DATE _____
 TRACKING NO. _____
 COOP NO. _____
 CONTRACT NO. **15-8705**
 MOD NO. **1**

Consultant Jones & Demille Engineering, Inc
 Project No.: F-LC07(12)
 PIN Description: Price City, Town Square Perimeter Improvements
 Job/Proj. No.: 5401513C
 PIN No.: 11860
 Work Discipline: Construction Engineering Management

This Modification is to be attached and made part of Contract No. 15-8705 between Price City referred to as the LOCAL AUTHORITY, and Jones & Demille Engineering, Inc, referred to as CONSULTANT, and as approved by the Utah Department of Transportation, referred to as DEPARTMENT.

It has been determined that contract modifications are required to complete the work specified by this Contract. The CONSULTANT agrees to the modifications as specified below.

CONTRACT MODIFICATIONS

- ☒ Exhibit A - The "Services Provided by the CONSULTANT" contained in "Attachment C" to the Contract is changed.
- ☒ Exhibit B - The fixed fee amount, overhead rate, or hourly wages in "Attachment D, Fees" of the Contract is revised.
- ☒ Exhibit B - The maximum disbursement from "Attachment D, Fees" to the Contract is increased by \$329.29 for a new total of \$56,079.54.
- Exhibit C - The termination date for the Contract remains January 24, 2016.
- Exhibit D - Insurance.

Other:

The parties hereto agree to abide by all provisions of the original Contract as well as the provisions of this and any previous contract modifications.

IN WITNESS WHEREOF, they sign and cause this Contract Modification to be executed.

CONSULTANT - Jones & Demille Engineering, Inc

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
 Title: _____ Date _____

By: *Justin Nelson* 10-14-15
 Title: Engineer for Preconstruction Date

LOCAL AUTHORITY - Price City

DEPARTMENT Comptroller's Office

By: _____
 Title: _____ Date _____

By: _____
 Title: Contract Administrator Date



Contract No. 15-8705 Mod. No. 1

EXHIBIT A

Scope of Services

The Scope of Services is expanded to allow for additional work as requested by Aaron Wall Udot, Region 4, in the memorandum dated September 24, 2015 on Page 3 of this Exhibit.

For further details, see Pages 2 through 7 of this Exhibit.



UDOT Consultant Services Contract Approval Memo

Memo Printed on: September 28, 2015 9:45 AM



PM Approval Date: September 24, 2015

UDOT PM: Aaron Wall

The Project Manager has reviewed and approved the contract/modification documents: Executive Summary, Work Plan, QC/QA Plan and Checklist, Staffing Plan, Work Schedule, and Cost Proposal.

PROJECT INFORMATION

PIN: 11860
Project No.: F-LC07(12)
Job/Proj: 5401513C
PIN Description: Price City, Town Square Perimeter Improvements

CONTRACT INFORMATION

CS Admin: Michael R. Butler
Contract No.: 15-8705 Construction Engineering
Mod No.: 1 Add milegae as ODC cost
Expiration Date: January 24, 2016
Contract/Mod Amount: \$329.29
Fee Type: COST PLUS FIXED FEE
Selection Method: POOL - GE / LG (DIRECT SELECT)
Period: 2013-2016 GE / LG
Phase: CONSTRUCTION ENGINEERING
Disciplines: CONSTRUCTION ENGINEERING MANAGEMENT

CONTACTS

Consultant	Local Government
JONES & DEMILLE ENGINEERING, INC	Price City
Collin N. Fawcett	Russell Seeley
1535 SOUTH 100 WEST	185 E MAIN
RICHFIELD, UT 84701	PO BOX 893
	PRICE, UT 84501-0893
	(435) 650-8519
	RUSSELLS@PRICEUTAH.N



Michael Butler <michaelbutler@utah.gov>

Local Government Approval Memo(J&D Mod) ~ Project No F-LC07(12) / PIN 11860

Price Engineer <russells@priceutah.net>

Tue, Oct 13, 2015 at 1:12 PM

To: Michael Butler <michaelbutler@utah.gov>

Yes, I am ok with the contract and the limits

Russell L. Seeley, P.E., C.F.M.

Price City Engineer

432 West 600 South

Price, Utah 84501

(435) 637-5010

www.priceutah.net

On Mon, Sep 28, 2015 at 9:59 AM, Michael Butler <michaelbutler@utah.gov> wrote:

RE: Project No F-LC07(12) / PIN 11860

Price City, Town Square Perimeter Improvements

Contract No. 15-8705 Mod 1

Russell,

I have received the necessary documents to put the above contract together from Jones and Demille. This is a small mod to add in mileage to the project. Before the contract can be compiled, please review the attached document and reply to this email stating that Price City is aware/okay with the contract being put together. Once that approval is received I will have the contract sent out for signatures and final review before it is executed.

Please also acknowledge that Price City is aware of UDOT's contract limits for pool contracts. The limit for the total contract amount is \$150,000.00 for the life of the contract, including any and all future modifications.

A simple email back that you are okay with the contract AND you understand the limits is sufficient. Please respond to both requirements in the responding email back.

You may also just sign the attached document and return since it has all the needed information.

Thanks,

Mike Butler
Contract Administrator
(Consultant)
UDOT Consultant Services
4501 South 2700 West
PO Box 148490
Salt Lake City, UT 84114-8490
michaelbutler@utah.gov
801-965-4419 phone

Exhibit A 3 of 7

JONES & DEMILLE ENGINEERING, INC

Prime

UDOT CMS Contract Executive Summary

Contract Number:	158705	Mod:	1		
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact:	Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements				

Brief Description

When the original contract was set up, the personal vehicle mileage other direct cost item was inadvertently left out. This modification adds this item so personalized mileage can be charged.

Project Team

N/A

Assumptions

N/A

Phasing

N/A

Fee Type

Cost plus Fixed Fee

JONES & DEMILLE ENGINEERING, INC

Prime

UDOT CMS Contract Work Plan

Contract Number:	158705	Mod:	1		
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact:	Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements				

Activity: 89C

This activity will remain the same as with the original contract. This modification is only to add personal vehicle mileage to the contract.

UDOT CMS Staffing Plan

Contract Number:	15-8705	Mod:	1		
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact:	Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements				

Employee Name	Contract Job Title	Education/Certification	License Number	Hours	Current Rate	Proposal Rate	Approval Date
SORENSEN, BRET	P.E.	P.E.	UT-354278	0	\$44.00	\$42.00	12/24/2014
FRIANT, LYNDON	P.E.	B.S.	UT-362124	0	\$42.00	\$41.00	12/24/2014
UTLEY, BRUCE	CLERICAL	H.S.		0	\$38.00	\$37.00	12/24/2014
FAWCETT, COLLIN	P.E.	BS	UT-4857300	0	\$35.00	\$34.00	12/24/2014
OLSEN, KAREN	LAB MANAGER	H.S.		0	\$30.50	\$30.50	12/24/2014
SCHAUGAARD, DAN	FIELD ENGINEER	B.S.		0	\$32.00	\$30.00	12/24/2014
GOSSARD, STEVEN	LAB SUPERVISOR	H.S.		0	\$29.50	\$27.00	12/24/2014
NIELSEN, GARY	MATERIALS TECHNICIAN	H.S.		0	\$24.00	\$23.75	12/24/2014
RAPPLEYE, JALEE	CLERICAL	A.S.		1	\$15.50	\$15.00	12/24/2014
Total Hours for JONES & DEMILLE ENGINEERING, INC:				1			
Pay Rate Variance Explanation							
I needed to add one hour so CMS will allow me to resubmit this to the PM. The rate is the same as the original contract and is based on the individual wage plus overhead and the fixed fee rate.							

UDOT CMS Staffing Plan

Contract Number:	15-8705	Mod:	1	
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact: Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements			

Alternate Staff

Employee Name	Contract Job Title	Education/Certification	License Number	Hours	Current Rate	Proposal Rate	Approval Date
BARTON, BRIAN	PRINCIPAL/P.E.	MS	UT-2797402	0	\$50.00	\$50.00	NTP
MONROE, KARY	PRINCIPAL/PLS	H.S.	UT-164561	0	\$50.00	\$49.00	12/24/2014
JENSEN, BARTLEY	INSPECTOR	H.S.		0	\$30.50	\$30.25	12/24/2014
NOWERS, KEVIN	ACCOUNTING	B.S.		0	\$29.00	\$28.00	12/24/2014
TAYLOR, TOM	INSPECTOR	H.S.		0	\$27.00	\$27.00	12/24/2014
LEE, JOSEPH	INSPECTOR	H.S.		0	\$26.50	\$26.50	12/24/2014
RAPPLEYE, MARK	INSPECTOR	A.S.		0	\$26.50	\$26.00	12/24/2014
RAPPLEYE, MARIDON	ACCOUNTING	H.S.		0	\$26.25	\$25.75	12/24/2014
JULANDER, DAVID	INSPECTOR	H.S.		0	\$25.00	\$25.00	12/24/2014
EPLING, LORI	CLERICAL			0	\$25.25	\$24.50	12/24/2014
MERCHANT, WALT	INSPECTOR	H.S.		0	\$25.25	\$24.50	12/24/2014
HEPWORTH, SHANNON	CLERICAL			0	\$19.75	\$19.50	12/24/2014
CONK, CHELSY	CLERICAL			0	\$18.50	\$18.50	NTP
VAN NOSDOL, DAWN	ADMINISTRATIVE ASSISTANT			0	\$17.50	\$17.00	12/24/2014
EWBY, HEATHER	ADMINISTRATIVE ASSISTANT	H.S.		0	\$16.00	\$15.00	12/24/2014

Exhibit A
7
of
7

Contract No. 15-8705 Mod. No. 1

EXHIBIT B

Fees

The maximum disbursement is increased from \$55,750.25 by \$329.29 for a new total of \$56,079.54 as negotiated and approved by Aaron Wall, Region 4, in the memorandum dated September 24, 2015 on Page 3 of Exhibit A. The fixed fee amount is increased by \$4.48 for a new total of \$5,911.83. The overhead rate in this modification is the same as the base contract's overhead rate. The base contract was written with a FIXED overhead rate.

For further details, see Pages 2 through 4 of this Exhibit.

Contract/Modification	Amount	NTP Date	Notes
Base Contract	\$55,750.25	12/24/2014	Construction Engineering
Modification No. 1	\$329.29	Pending	Add mileage as ODC cost
Total	\$56,079.54		

UDOT CMS Cost Proposal

Contract Number:	15-8705	Mod:	1
Project Number:	F-LC07(12)	PIN:	11860
UDOT Primary Contact:	Aaron Wall Udot		
PIN Description:	Price City, Town Square Perimeter Improvements		

Labor Costs				
Employee Name	Contract Job Title	Hours	Proposal Rate	Labor Cost
RAPPLEYE, JALEE	CLERICAL	1	\$15.00	\$15.00
Total Hours:		1		
Total Direct Labor:				\$15.00
Overhead:			148.72%	\$22.31
Total Direct Labor plus Overhead:				\$37.31
Fixed Fee:			12.00%	\$4.48
Burdened Labor Cost:				\$41.79

Other Direct Charges				
ODC Item	Unit of Measure	Qty	Item Cost	Extended Cost
PERSONAL MILEAGE REIMBURSEMENT	MILE	500.0	\$.575	\$287.50
Total Other Direct Charges:				\$287.50
Total Contract Cost:				\$329.29

UDOT CMS Hours Derivation

Contract Number:	15-8705	Mod:	1		
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact:	Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements				

Employee Name	89C															Total
RAPPLEYE, JALEE	1															1

UDOT CMS Hours Derivation

Contract Number:	15-8705	Mod:	1		
Project Number:	F-LC07(12)	PIN:	11860	UDOT Primary Contact:	Aaron Wall Udot
PIN Description:	Price City, Town Square Perimeter Improvements				

	89C															Total
Firm Activity Totals:	1															1
	89C															Total
Transaction Activity Totals:	1															1

Contract No. 15-8705 Mod. No. 1

EXHIBIT C

Contract Date

The contract completion date for the project remains January 24, 2016. The CONSULTANT is required to finish all work by the contract completion date. If additional time is required to complete this project, the CONSULTANT will be required to use the "Contract Time Extension Modification Form" located on the DEPARTMENT website.

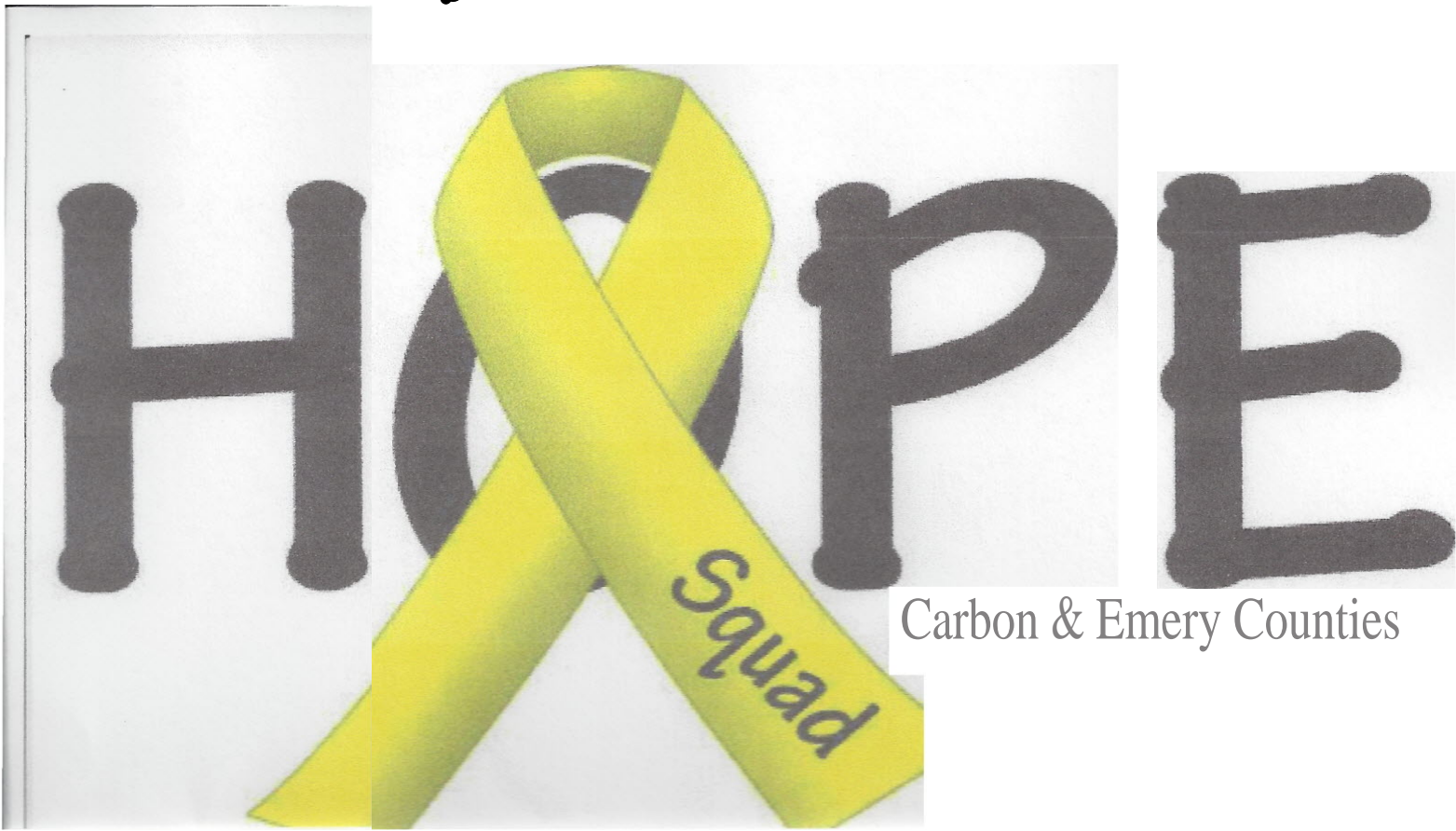
Contract No. 15-8705 Mod. No. 1

EXHIBIT D

Insurance

As stated in the Contract Attachment B Standard Terms and Conditions, services to be provided by the CONSULTANT under this contract are required to be covered by insurance. The CONSULTANT'S insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. Insurance shall be maintained in force until all activities which are required by this contract or as changed by contract modification are completed and accepted by the DEPARTMENT.

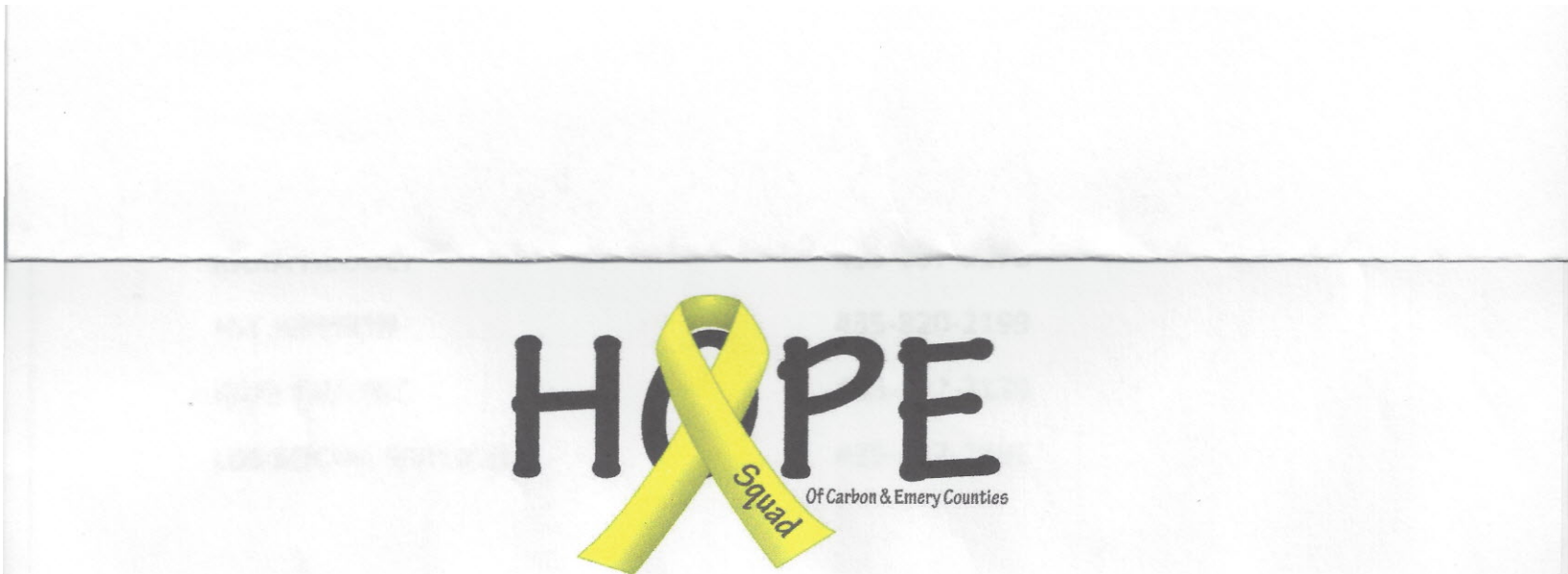
Insurance	Waived	Expiration Date	Insurance Carrier	Policy Number	Each Occurrence Limit	General Aggregate Limit	Additional Endorsement
AUTOMOBILE LIABILITY	N	10/1/2016	TRAVELERS PROP CAS CO OF AM	BA6977L470	\$1,000,000	\$0	Y
EXCESS/UMBRELLA LIABILITY	N	10/1/2016	TRAVELERS INDEMNITY COMPANY	CUP7979Y991	\$5,000,000	\$5,000,000	N
GENERAL LIABILITY	N	10/1/2016	TRAVELERS INDEMNITY CO OF AM	6806975L624	\$1,000,000	\$2,000,000	Y
PROFESSIONAL LIABILITY	N	10/10/2016	XL SPECIALTY INSURANCE CO	DPR9725492	\$2,000,000	\$2,000,000	N
WORKERS COMPENSATION	N	10/1/2016	TRAVLERS CAS. INS CO OF AMERIC	UB3316T916	\$1,000,000	\$0	N



YOU MATTER – LET US HELP YOU THROUGH THIS TIME – SUICIDE IS NOT THE ANSWER.

SAVE THE DATE.....FRIDAY, DECEMBER 4, 2015
3RD ANNUAL HOPE FESTIVAL at the NOTRE DAME HOPE CENTER
185 N. CARBON AVE. in PRICE

6 – 9 pm
FOOD,GAMES AND TONS OF FUN
FREE TO PUBLIC



Account No: 3182
Business Activity: 6244
Fee: \$100



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

☐ Renewal (check and show changes only on form below)

Business Status: <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Location Change <input type="checkbox"/> Name Change <input type="checkbox"/> Ownership Change			
Business Name (include DBA): <u>Building Blocks Daycare + preschool</u>			
If Name Change, list previous name:			
Business Address: <u>742 N. 500E.</u>		Suite/Apt. No.:	
City: <u>Price</u>	State: <u>ut.</u>	Zip Code: <u>84501</u>	
Business Telephone: <u>(405) 584-1628</u>	Business E-mail:	Business Fax:	
Mailing Address (if different)	City:	State:	Zip Code:
Property Owner's Name: <u>Tammi Richey</u>		Property Owner's Telephone: <u>(405) 584-1628</u>	
Type of Organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> LLC (Include copy of name registration with the State of Utah)			
Type of Business: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Home Occupation <input type="checkbox"/> Reciprocal		Building Occupancy Type:	
Nature of Business: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other:			
Opening Date: <u>Nov 1, 2015</u> Business Hours: From <u>6am</u> To <u>11pm</u> <u>M T W T F S S</u> (please circle)			
Detailed Description of Business: <u>In home Daycare</u>			
Commercial Square Feet:		No. of Mobile Home Spaces:	
No. of RV Spaces:			
State Sales Tax I.D. No. (Include copy or proof of exemption):		Federal Tax I.D. No. (Include copy, if applicable):	
State License No. (Include copy, if applicable):		State License Type:	
THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. Check all that apply. <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Eating Establishment <input type="checkbox"/> Taxi Cab/Motor Carrier <input type="checkbox"/> Pawnbroker <input type="checkbox"/> Sexually Oriented Business			
NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the <u>Consent to a Background/Criminal History Check</u> form included with this application.			

Owner's Name: <u>Tammi Richey</u>		
Owner's Address: <u>742 N. 500 E.</u>		Suite/Apt. No.:
City: <u>Price</u>	State: <u>Utah</u>	Zip Code: <u>84501</u>
Owner's Telephone: <u>(405) 584-1628</u>	Owner's E-mail:	Owner's Fax:
Owner's Birth Date: <u>Aug 17, 1971</u>		Owner's Drivers License No. (include state & provide copy):

Manager's Name:		
Manager's Address:		Suite/Apt. No.:
City:	State:	Zip Code:
Manager's Telephone: ()	Manager's E-mail:	Manager's Fax:
Manager's Birth Date:		Manager's Drivers License No. (include state):

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1.		()
2.		()
3.		()

TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (include copy)
1.	/ /	# ST
2.	/ /	# ST
3.	/ /	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Tammi Richey 10/19/15
 Signature of Owner/Agent Date
Tammi Richey owner
 Please Print Name Title

Please allow at least 10 working days for your application to be processed.